

**DRAFT**  
**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**May 18, 2010**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, May 18, 2010, at 8:30 a.m. at the Abraham Lincoln Center, 3858 South Cottage, Chicago, IL.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Deverra Beverly Dr. Mildred Harris Michael Ivers Carlos Ponce Bridget Reidy
Absent:	Hallie Amey Myra King Sandra Young

Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairman announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase, sale and lease of real estate property; establishment of reserves and settlement of claims.

Lewis Jordan, Chief Executive Officer, then presented his monthly report. Mr. Jordan's reported on the massive educational undertaking of staff to ensure the success of the opening of the CHA Waitlist.

Chairman Nesbitt then invited residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, Chairman Nesbitt introduced the items discussed in Executive Session. Commissioner Ivers then made an Omnibus Motion to approve Executive Session Items 1 thru 4.

**Executive Session Item 1**

**RESOLUTION NO. 2010-CHA-51**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 3, 2010, requesting that the Board of Commissioners approves the Personnel Actions Report for April 2010.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the Personnel Actions Report for April 2010.

**Executive Session Item 2**

**RESOLUTION NO. 2010-CHA-52**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, requesting authorization to 1) Submit the Final Site Approval (commonly referred to as the “Acquisition Plan”) and Disposition Applications to the United States Department of Housing and Urban Development (“HUD”) requesting its approval to acquire the Land from the City of Chicago, 2) Submit to HUD for its approval all of the necessary amended Evidentiary documents to effectuate the transfer of the Land including but not limited to an amendment to the Ground Lease, and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorize the Chief Executive Officer or his designee to 1) Submit the Final Site Approval (commonly referred to as the “Acquisition Plan”) and Disposition Applications to HUD requesting its approval to acquire the Land from the City of Chicago, 2) Submit to HUD for its approval all of the necessary amended Evidentiary documents to effectuate the transfer of the Land including but not limited to an amendment to the Ground Lease, and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**Executive Session Item 3**

**RESOLUTION NO. 2010-CHA-53**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 17, 2010 regarding the authorization to execute a contract for litigation consulting services;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract in the not-to-exceed amount of \$374,544 for the Litigation Consulting Services.

**Executive Session Item 4**

**RESOLUTION NO. 2010-CHA-54**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 11, 2010, entitled, “REQUEST FOR AUTHORIZATION TO ENTER INTO A LEASE AGREEMENT FOR THE PREMISES LOCATED AT 10 W. 35<sup>TH</sup> ST. Floor 5, CHICAGO, IL 60616

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to enter into a lease agreement with the Illinois Institute of Technology (IIT) for the lease of approximately 14,868 square feet of space in an office building located at 10 W. 35<sup>th</sup> St., Chicago, Illinois. The lease will be for a one (1) year term commencing on June 1, 2010 and expiring on May 31, 2011. The Total Base Rent amount shall not exceed \$352,380 and is exclusive of any additional fees for operations outside the normal business hours and/or use of additional facilities within the Building beyond those provided in the Lease and the proportionate share of any assessed real estate taxes and/or special assessments.

The Motion to adopt resolutions for Executive Session Items 1 thru 4 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Martin Nesbitt  
Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Bridget Reidy

Nays: None

The Chairman thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his monthly report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Wednesday, May 12, 2010 at 1:00 p.m. at the 60 East Van Buren Corporate offices. Elias Rosario, Chief Financial Officer and his staff presented the Committee with the Treasury and Cash Flow Report for the month of April 2010 and the Financial Report as of March 2010.

Commissioner Ivers then presented an Omnibus Motion for adoption of Resolutions for Items A1, thru A6 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

The resolution for Item A1 approves the third option year of Contract No. 6009 with CTG Inc. of Illinois, not-to-exceed \$49,728.21, for Hewlett Package Maintenance Service. Prudent business practices dictate having maintenance and service agreements in place to ensure critical business functions are maintained in good working order on an ongoing basis and restored quickly and efficiently in the event of any disruption or other impact. The original contract was awarded at the firm fixed price of \$80,478.00 for a two year base term, with three one-year term option extensions, each priced at \$49,728.21.

**RESOLUTION NO. 2010-CHA-55**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "AUTHORIZATION TO EXERCISE THE THIRD ONE (1) YEAR OPTION EXTENSION OF CONTRACT NO. 6009 WITH NOVANIS FOR MAINTENANCE SERVICES",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into the third one (1) year extension option with Novanis, for Hewlett Packard Maintenance Services, in an amount not-to-exceed \$49,728.21.

**(Item A2)**

The resolution for Item A2 approves the third option year of Contract No. 6035 with Fastech, Inc. for Sun Maintenance Services. The CHA utilizes Sun hardware and software to support internal/external communications and the CHA's essential operating functions. Every CHA computer is linked together via Sun hardware and software components. Critical core applications, i.e., Lawson (ERP), Yardi, and the Relocation Management Tracking System, would be adversely affected should the Sun components cease to be operational, and the CHA would be unable to execute a timely recovery as a result. The original contract was awarded at the firm fixed price of \$251,308.16 for a two year base term, with the option of three, one-year term extensions, at a firm, fixed price of \$128,181.22, \$132,196.48, and \$132,196.48 for each of the respective successive option years.

**RESOLUTION NO. 2010-CHA-56**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, "AUTHORIZATION TO EXERCISE THE THIRD ONE (1) YEAR OPTION OF CONTRACT NO. 6035 WITH FASTECH, INC. FOR SUN MAINTENANCE SERVICES"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into the Third one (1) year option with Fastech, Inc., for Sun Maintenance Services in the amount of \$132,196.48.

**(Item A3)**

The resolution for Item A3 approves the third option year of Contract No. 6036 with Sentinel Technologies for Cisco Equipment Maintenance Services. The original contract was awarded for the firm fixed price of \$410,265.00 for a two year base term, with the option of three one-year term extensions. The one year term extension options were fixed at an amount not to exceed \$208,736.00 per extension year.

**RESOLUTION NO. 2010-CHA-57**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled “AUTHORIZATION TO EXERCISE THE THIRD ONE (1) YEAR OPTION TO EXTEND CONTRACT NO. 6036 WITH SENTINEL TECHNOLOGIES FOR CISCO EQUIPMENT MAINTENANCE SERVICES”,

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the third one (1) year extension option with Sentinel Technologies, for Cisco Equipment Maintenance Services, in an amount not-to-exceed \$208,736.00.

**(Item A4)**

The resolution for Item A4 approves submittal of the Amendment to the FY2010 Annual Plan, Plan For Transformation Year 11 to HUD. The document represents CHA's FY2010 MTW Annual Plan and details CHA's anticipated activities for FY2010. CHA determined the need to amend portions of text in the FY2010 MTW Annual Plan to reflect both newly proposed and revised MTW activities, as well as anticipated dispositions for the current year. CHA has organized the discussions of activities in the FY2010 MTW Annual Plan under the following Sections: General Housing Authority Operating Information, Non-MTW Related Housing Authority Information, Long-Term MTW Plan, Proposed MTW Activities, Ongoing MTW Activities-HUD Approval Previously Granted, and Sources and Uses of Funds. Moreover, each of the activities has been tied to one of the following MTW Statutory Objectives: 1) Increase housing choices for low-income families; 2) Give incentive to families with children where the head of household is working, seeking work, or is preparing for work by participating in job training, education programs, or programs that assist people to obtain employment and become economically self-sufficient; and 3) Reduce cost and achieve greater cost effectiveness in Federal expenditures. To this end, CHA has complied with the requirements of the Restated Agreement and HUD regulations regarding annual plans.

**RESOLUTION NO. 2010-CHA-58**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, requesting approval of the Amendment to the FY2010 MTW Annual Plan, hereto attached.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves the attached Amendment to the FY2010 MTW Annual Plan – Plan for Transformation Year 11, and grants authorization to the Chief Executive Officer, the Board Chairperson, or their designee to make any final changes as they may deem necessary, (including changes based on HUD requirements); and submit the Amendment to the U.S. Department of Housing and Urban Development. Such approval shall constitute conclusive evidence of the Board's support of any and all such changes.

**(Item A5)**

The resolution for Item A5 approves Amendment No. 4 to CHA's Amended and Restated Moving To Work Agreement. Amendment No. 4 replaces Paragraphs 20f and 20g of Attachment D with the following text: 20f. The Mixed-Finance Resident Ombudsman must produce notes reflecting all of the issues raised at each semi-annual meeting. The notes are to be

forwarded to the Central Advisory Council, CHA's Chief Executive Officer/President, and CHA's Board Chairperson. The notes are also to be posted to CHA's website within thirty days after receipt of notes from the court reporter or sixty days from the date of the last meeting. 20g. The CHA must draft a written response to each of the issues raised in the meeting notes and must transmit the response to the Mixed-Finance Ombudsman, the Central Advisory Committee and the Board Chairperson as well as publish the response on its Website within 30 days of receiving the meeting notes from the court reporter or sixty days from the date of the last meeting;

**RESOLUTION NO. 2010-CHA-59**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, requesting approval of Amendment No. 4 to the Amended and Restated Moving To Work Agreement dated June 26, 2008 ("Restated Agreement") between the U.S. Department of Housing and Urban Development and Chicago Housing Authority.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the attached Amendment No. 4 to the Restated Agreement and grants authorization to the Chief Executive Officer to execute Amendment No. 4 to the Restated Agreement on behalf of CHA.

**(Item A6)**

The resolution for Item A6 approves Amendment No. 5 to CHA's Amended and Restated Moving To Work Agreement. Amendment No. 5 seeks a broader umbrella statement to grant authority for a broader use of funds which would enable CHA to expand housing assistance options for low-income families and provide services to facilitate self-sufficiency and/or the transition to work. Except as provided in this Amendment No. 5, every term and condition contained in the Restated Agreement, as amended by previous amendments shall continue to apply with the same force and effect as if it were fully set forth herein.

**RESOLUTION NO. 2010-CHA-60**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, requesting approval of Amendment No. 5 to the Amended and Restated Moving To Work Agreement, dated June 26, 2008 (the "Restated Agreement") between the U.S. Department of Housing and Urban Development and Chicago Housing Authority.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the attached Amendment No. 5 to the Restated Agreement, and grants authorization to the Chief Executive Officer to execute Amendment No. 5 to the Restated Agreement on behalf of CHA.

The Omnibus Motion to adopt resolutions for Items A1 thru A6 was seconded by Commissioner Reidy and the voting was as follows:

Ayes:	Martin Nesbitt Deverra Beverly Dr. Mildred Harris Michael Ivers Carlos Ponce Bridget Reidy
-------	---

Nays:	None
-------	------

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented the monthly report. Per Commissioner Ponce, the Operations and Facilities Committee meeting was held on Wednesday, May 12<sup>th</sup> a 1:30 p.m. at the 60 East Van Buren Corporate offices. Committee members were presented with an update on the reopening of the Family Wait List.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B8 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

The resolution for Item B1 amends Contract No. 9004, not-to-exceed \$2,403,506, with Siemens Industry Inc., to utilize remaining ARRA Competitive Grant Funds to implement additional improvements at properties that have already received prior improvements. This resolution also amends contract No. 9003 with Ameresco, not-to-exceed \$3,539,825 to complete projects not yet undertaken. The expanded deployment of ESCO conservation improvements and infrastructure includes but is not limited to the following projects: increase of energy efficiency-related improvements at twenty-three locations and the replacement, upgrade and improvements to heating/cooling systems and domestic hot water systems at Lake Parc Place, Abraham Lincoln Center and the Taylor Park/Firman Family Center, which are CHA-owned and operated properties.

**RESOLUTION NO. 2010-CHA-61**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "AUTHORIZATION TO AMEND ESCO CONTRACT NO. 9004 WITH SIEMENS INDUSTRY, INC. AND ESCO CONTRACT NO. 9003 WITH AMERESCO, INC. TO UNDERTAKE ADDITIONAL ENERGY CONSERVATION MEASURES AT CHA PORTFOLIO PROPERTIES.";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract 9004 with Siemens Industry, Inc. to increase the number of energy efficiency-related improvements to the Phase 4 work scope, which implemented heating system and domestic hot water system replacements at twenty-three (23) CHA developments in the amount of \$2,403,506.00, and to amend Contract 9003 with Ameresco, Inc. to undertake energy conservation work at three additional locations in an amount not-to-exceed 3,539,825.00 for a total aggregate increased funding amount not-to-exceed \$5,943,331.00. The respective projects are to be completed within one hundred eighty (180) calendar days of the date set forth in the Notice to Proceed. These awards are subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Items B2 and B3)**

The resolutions for Items B2 and B3 approve submittal of Disposition Applications to HUD for properties located at 2915 N. Leavitt and 6245 S. Wabash and to enter into two separate leases with the Boys and Girls Clubs of Chicago. The Boys and Girls Clubs of Chicago is a not-for profit organization that provides youth programs in areas of the City that need safe havens for children. The Boys and Girls Clubs have worked with the CHA for over 50 years at properties such as Henry Horner, Robert Taylor, Lathrop Homes, and Washington Park. This lease is needed in order to continue the youth programs and services that are provided to the children in Lathrop Homes in the facility located at 2915 N. Leavitt, Chicago, Illinois and commonly known as The Cotter Club. In the Lathrop Homes community, youth programs are in dire need in order to foster the positive behavior of its youth. The Boys and Girls Clubs' continued use of the Cotter Boys and Girls Club facility will ensure the delivery of these much needed summer and after-school programs. The Boys and Girls Club will provide an annual report that will highlight the number of participants and success of their programs, and they will contract for a preventative maintenance on an annual preventative maintenance schedule. The annual report and preventative maintenance schedule will be provided to the CHA on an annual basis or upon request. All utilities will be contracted for and paid for by the Boys and Girls Clubs of Chicago.

**RESOLUTION NO. 2010-CHA-62**

**WHEREAS**, the Board of Commissioners have reviewed Board Letter dated May 12, 2010, entitled "Authorization to 1) Submit a Disposition Application to the U.S. Department of Housing and Urban Development for Property located at 2915 N. Leavitt, Chicago, Illinois and; 2) enter into a long-term lease with the Boys and Girls Clubs of Chicago.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to (1) submit a disposition application to HUD for the property located at 2915 N. Leavitt, Chicago, Illinois and; (2) enter into a long-term lease with the Boys and Girls Clubs of Chicago for this property for a base term of one (1) year with four consecutive one-year options on the same terms and conditions, with a monthly rent in the amount of \$100.00. The execution of the Lease is subject to HUD approval.

**(Item B3)**

**RESOLUTION NO. 2010-CHA-63**

**WHEREAS,** the Board of Commissioners have reviewed Board Letter dated May 12, 2010, entitled "Authorization to Submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") for Property Located at 6245 S. Wabash Avenue and Authorization to Enter into a Long-Term Lease with "The Boys and Girls Clubs of Chicago".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to: (1) submit a disposition application to HUD for the property located at 6245 S. Wabash Avenue, and (2) execute a long-term lease for the same property with The Boys and Girls Clubs of Chicago for a base term of three (3) years with a five-year (5) option, subject to HUD disposition approval. The monthly rent will be in the amount of \$100.00. The execution of the Lease is subject to HUD approval.

**(Item B4)**

The resolution for Item B4 approves a contract modification with Tropic Construction, in an amount not-to-exceed \$350,000.00, to cover roof replacement work at Hoyne Community Center. The roof replacement work includes, but is not limited to, the removal and replacement of the entire existing metal deck, roof membranes, wood blockings and roof insulation for the two-story brick building. The original construction drawings anticipated that only limited portions of the roof, including the insulation, roof membrane and other protective roofing materials, would need repairs. Once the Contractor had access to the Center and weather allowed, additional forensic testing of the roof was performed necessitating the replacement work. With completion of this work, Hoyne will have a completely new, structurally sound roof system with a full 20 year warranty for the entire building.

**RESOLUTION NO. 2010-CHA-64**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "AUTHORIZATION TO EXECUTE MODIFICATION NO. G-04 TO CONTRACT NO. 9081 WITH TROPIC CONSTRUCTION CORPORATION FOR ADDITIONAL WORK RELATED TO THE EXTERIOR ENVELOPE REPAIRS, INTERIOR RENOVATION WORK AND ADA AND SITE IMPROVEMENTS AT HOYNE COMMUNITY CENTER (IL2-035)";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification No. G-04 to Contract No. 9081 with Tropic Construction Corporation in an amount not to exceed \$350,000.00 for additional work related to the exterior envelope repairs, interior renovation work and ADA and site improvements at Hoyne Community Center (IL2-035). The new total contract amount for Contract No. 9081 is \$2,717,071.00. The Contract completion date is unchanged.

This Contract Modification is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B5)**

The resolution for Item B5 approves ratification of the formation of Pomeroy Senior Housing Limited Partnership with related documents needed to close the transaction for the rehabilitation of Pomeroy Apartments. Pomeroy Apartments, built in 1923, is a mixed-finance renovation of a nine story building located in the Edgewater Community at 5650 N. Kenmore Avenue, Chicago, Illinois. This senior-designated apartment building originally contained 120 units, but the renovation plan entails unit reconfiguration into a one hundred four one bedroom unit building plus a manager's unit. To facilitate the financing of the renovation of Pomeroy Apartments, a multi-tiered financing approach will be utilized. The CHA will transfer the Pomeroy Apartments property to a tax-credit limited partnership known as Pomeroy Senior Housing Limited Partnership, an Illinois limited partnership. The General Partner of the Owner is an Illinois limited liability company known as Pomeroy Housing Development, LLC. CHA is the sole member of the General Partner. The General Partner is also the developer of the project and will manage the day to day affairs of the Owner. At closing, the Partnership will be comprised of a tax-credit investor as limited partner and special limited partner, and Pomeroy Housing Development, LLC, the General Partner. The Limited Partner will own a 99.991% interest in the Partnership and the General Partner will own a .009% interest. Also at closing, the building will be transferred in fee simple to the Partnership.

**RESOLUTION NO. 2010-CHA-65**

**WHEREAS**, the Chicago Housing Authority (the "Authority") is a municipal corporation and body politic and corporate organized and validly existing under the laws of the State of Illinois, including without limitation, the Housing Authorities Act, 310 ILCS 10/1 et. seq., as amended (the "Act"); and

**WHEREAS**, the Authority currently owns and operates Pomeroy Apartments, a housing property for elderly persons (the "Property"), located at 5650 North Kenmore, in the City of Chicago (the "City"); and

**WHEREAS**, notwithstanding the availability of funds under the Operating Subsidy and Capital Grant Funds, adequate funds have not been available to the Authority to provide proper maintenance and repair of the Property, and

**WHEREAS**, after considering a number of alternative methods to finance the rehabilitation of the Property, it was determined by the Authority to be necessary and advisable to sell and transfer the Property to a limited partnership legally capable of raising needed funds under the federal low-income housing tax credit program (the "tax credit program"), pursuant to the provisions and requirements of Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"); and

**WHEREAS**, since 1986, as other federal low-income housing programs have been reduced or eliminated, the tax credit program has remained a critical component of the federal government's assistance of affordable housing in the United States; and

**WHEREAS**, the United States Congress in the United States Housing Act of 1937, as amended, has encouraged local housing agencies such as the Authority to form affiliated entities in order to take advantage of the financial benefit provided by the tax credit program; and

**WHEREAS**, Section 2 of the Act provides that the Authority shall have all powers necessary or appropriate in order to engage in the rehabilitation, development and redevelopment of projects; and

**WHEREAS**, Section 8 of the Act provides that the Authority shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of the Act; and

**WHEREAS**, Section 26 of the Act provides that it is the purpose and intent of the Act to authorize the Authority to do any and all things necessary or desirable to secure the financial aid or cooperation of the Federal government in the purchasing, acquiring, constructing, maintaining, operating improving, extending and repairing of housing projects; and

**WHEREAS**, the Authority will sell the building of the Property to the Owner and will finance the sale of the building through seller financing for the approximate price of \$5,500,000, amount to be determined by an independent third party appraisal.

**NOW THEREFORE, Be It Resolved**, by the Board of Commissioners of the Chicago Housing Authority:

## PART I

### Formation of General Partner and Partnership

Section 1.01 Formation of General Partner. The formation of Pomeroy Housing Development, LLC, an Illinois limited liability company (the “General Partner”), of which the Authority is the sole member, is hereby ratified and confirmed in all respects. The General Partner Designated Officers are hereby authorized to take all actions necessary to maintain the status of the General Partner as a limited liability company under the laws of the State of Illinois.

Section 1.02 Operating Agreement. The form of Operating Agreement presented to this meeting and attached hereto as Exhibit A is hereby ratified and approved in substantially the form presented to this meeting.

Section 1.03 Formation of Partnership. The formation of Pomeroy Senior Housing Limited Partnership, an Illinois limited partnership (the “Owner”), is hereby ratified and confirmed in all respects.

Section 1.04 Partnership Agreement. The original Partnership, which was formed pursuant to a certificate of limited partnership, presented to this meeting and attached hereto as Exhibit B, and an oral agreement (authorized under Illinois law) between the General Partner and Lewis A. Jordan, as the original limited partner, in his individual capacity and not in his capacity as Chief Executive Officer of the Authority, (the “Partnership Agreement”), are hereby ratified and approved. An amended and restated (written) partnership agreement, in the form approved by the Designated Officer, providing for the replacement of the original limited partner with an investor limited partner, is also hereby approved. The Chief Executive Officer or Chief Financial Officer of the Authority is hereby authorized to execute and deliver the Partnership Agreement on behalf of the General Partner.

Section 1.05 Development Agreement. The form of development services agreement presented to this meeting and attached hereto as Exhibit C is approved in substantially the form presented to this meeting and the Chief Executive Officer or Chief Financial Officer of the Authority is hereby authorized to execute and deliver the Development Agreement, on behalf of the Owner as well as on behalf of the General Partner in substantially the form presented to this meeting together with such changes and revisions as shall be approved by the Designated Officer executing the same, such approval to constitute conclusive evidence of this Board’s approval of such changes and revisions.

Section 1.06 Regulatory and Operating Agreement. The Chief Executive Officer or Chief Financial Officer of the Authority is hereby authorized to execute and deliver a Regulatory and Operating Agreement on behalf of the General Partner and the Owner.

Section 1.07 No Liability of the Authority. The debts, obligations and undertakings of the General Partner and the Owner shall be payable and/or satisfied solely from the assets and resources of the General Partner and the Owner, as applicable, and neither the Authority, the State of Illinois, the City or any other political subdivision of the State of Illinois shall be liable or responsible, directly or indirectly, for the payment or satisfaction of any such debt, obligation or undertaking, or for the performance of any pledge, obligation, or agreement of any kind whatsoever of the General Partner or the Owner.

Section 1.08 No Recourse. No recourse shall be had for the payment or satisfaction of any debt, obligation or undertaking of the General Partner or the Owner against any commissioner, member, officer, employee, agent, counsel or director, as such, past, present or future, of the Authority, to the maximum extent permitted by law, whether by virtue of any constitution, statute, ordinance or rule of law, or otherwise.

## PART II

### Approval of Sale and Transfer of Property

Section 2.01 Sale and Transfer of Property. The sale and transfer of the Property to the Owner for a purchase price in the approximate amount of \$5,500,000, exact amount to be determined by an independent third party appraisal, is hereby approved in all respects.

Section 2.02 Purchase and Sale Agreement. The form of Purchase and Sale Agreement with respect to the Property (the “Purchase and Sale Agreement”) presented to this meeting and attached hereto as Exhibit D is approved in substantially the form presented to this meeting, and the Chief Executive Officer or Chief Financial Officer of the Authority is authorized to execute and deliver the Purchase and Sale Agreement, if necessary, on behalf of the General Partner and on behalf of the Authority in substantially the form presented to this meeting, together with such changes and revisions as shall be approved by the Designated Officer executing the same, such approval to constitute conclusive evidence of this Board’s approval of such changes and revisions.

Section 2.03 Approval of Purchase Option and Right of First Refusal Agreement. The form of Purchase Option and Right of First Refusal Agreement with respect to the Property presented to this meeting and attached hereto as Exhibit E is approved in substantially the form presented to this meeting, and the Chief Executive Officer or Chief Financial Officer of the Authority is authorized to execute and deliver the Purchase Option and Right of First Refusal Agreement on behalf of the Owner and on behalf of the General Partner in substantially the form presented to this meeting, together with such changes and revisions as shall be approved by the Designated Officer executing the same, such approval to constitute conclusive evidence of this Board’s approval of such changes and revisions.

### PART III

#### Additional Approvals

Section 3.01 Development and Management of Property. The development and operation of the Property by the Owner is hereby approved. In order to accomplish those purposes, the Owner shall execute and deliver appropriate instruments and documents, including but not limited to, the construction contract, architect’s agreement and appropriate management agreement.

Section 3.02 Loan Transactions. In order to finance the costs of rehabilitating and equipping the Property, the Owner shall execute and deliver appropriate documents, instruments, mortgages and security instruments as may be required by the applicable lender.

Section 3.03 Tax-exempt Financing. It is recognized that the Construction Loan and Bridge Loan will be funded by CHA bonds, the interest on which is exempt from federal income taxation under Section 142 of the Internal Revenue Code of 1986, as amended. The Owner shall execute and deliver such documents and instruments as shall be required to support the tax-exempt status of such CHA obligations.

### PART IV

Section 4.01 Immunity of Officers, Employees and Members of Authority. No recourse shall be had upon any obligation, covenant or agreement in this Resolution contained against any past, present or future commissioner, officer, director, member, employee or agent of the Authority, or of any successor public corporation, as such, either directly or through the Authority or any successor public corporation, under any rule of law or equity, statute, ordinance or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such commissioners, officers, directors, members, employees or agents as such is expressly waived and released by this Resolution as a condition of and consideration for the passage of this Resolution.

Section 4.02 Performance Provisions. The Chairman, Chief Executive Officer, Chief Financial Officer, and the Custodian and Keeper of the Records/Secretary, Board of Commissioners, be and each of them hereby is, authorized and directed to do any and all things necessary to effect the performance of all obligations of the Authority under and pursuant to this Resolution and the performance of all other acts of whatever nature necessary to effect and carry out the authority conferred by this Resolution, including, but not limited to, the exercise of any power or authority delegated to such official of the Authority under this Resolution, but subject to any limitations on

or restrictions of such power or authority as herein set forth. The Chairman, Chief Executive Officer, Chief Financial Officer, the Executive Advisor to the Board, the Secretary and any Assistant Secretary of the Authority and the other officers, agents and employees of the Authority are hereby further authorized, empowered and directed for and on behalf of the Authority, to execute and deliver all papers, documents, certificates and other instruments that may be required to carry out the authority conferred by this Resolution or to evidence said authority.

**Section 4.03 Severability.** It is the intention of this Board that, if any Article, Section, paragraph, clause or provision of this Resolution shall be ruled by any court of competent jurisdiction to be invalid, the invalidity of such Article, Section, paragraph, clause or provision shall not affect any of the remaining provisions hereof.

**Section 4.04 Prior Inconsistent Resolutions.** If any provision of this Resolution is in conflict with or inconsistent with any resolutions or parts of resolutions or the proceedings of the Authority in effect as of the date hereof, the provisions of this Resolution shall supersede any conflicting or inconsistent provision to the extent of such conflict or inconsistency.

**Section 4.05 Effective Date.** This Resolution shall be in full force and effect immediately upon its passage as by law provided.

**(Item B6)**

The resolution for Item B6 approves issuance of CHA Multi-Family Housing Revenue Notes, Series 2010A and Series 2010B; approves submittal of a Mixed Finance Proposal, Evidentiaries and Disposition Application to HUD; loan General and Other Funds; execute a Ground Lease; sell the Project Building and finance the sale through Seller Finance to Pomeroy Senior Housing Limited Partnership. This senior-designated apartment building currently contains one hundred-twenty (120) units; the proposed unit mix includes 104 one bedroom public housing units, and a manager's unit. To facilitate the financing of the renovation of Pomeroy Apartments, a multi-tiered financing approach will be utilized. The direct costs for the renovation of the 104 rental units of the Pomeroy Apartments development total an estimated \$36,471,120 and are expected to be funded by CHA Funds, Tax Credit Equity, CHA Seller Financing and CHA Interest Earnings. The Notes will be issued in two series pursuant to a Note Issuance Agreement and the proceeds thereof will be loaned to the Owner, also known as the "Borrower", pursuant to a Loan Agreement. Bank of America, N.A. or an affiliated entity will purchase the Series 2010A and 2010B Notes in principal amounts of approximately \$11,775,630 and \$7,949,217, respectively. The Authority will provide permanent financing through its loan of capital or other funds sufficient to retire the Series 2010A Notes (in return for the agreement of the Borrower to rent 104 units at the site to public housing eligible tenants plus one manager's unit). The Notes are not a debt of any city, village, incorporated town or county, or the State of Illinois or any political subdivision thereof, other than the Authority. The Notes are special limited obligations of the Authority payable solely from the specific sources specified in the Note Issuance Agreement.

**RESOLUTION NO. 2010-CHA-66**

**WHEREAS**, the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the "Authority"), including without limitation the Housing Authorities Act, 310 ILCS 10/1 et seq., and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILCS 350/1 et seq. (the "Act"), is authorized by the laws of the State of Illinois (the "State"), including without limitation in the Act, to issue its revenue Bonds and Notes for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance the cost of the development, construction and renovation of multifamily rental housing located in the jurisdiction of the Authority; and

**WHEREAS**, Pomeroy Senior Housing Limited Partnership, an Illinois limited partnership (the "Borrower"), proposes to rehabilitate the "Pomeroy Apartments" Project consisting of the renovation of 104 rental units of public housing and one manager's unit in Chicago, Illinois (the "Project"); and

**WHEREAS**, a portion of the costs of the Project will be financed through the issuance by the Authority of its Multi-Family Housing Revenue Note, Series 2010A (Pomeroy

Apartments Project) (the “Series 2010A Note”) and its Multi-Family Housing Revenue Note, Series 2010B (Pomeroy Apartments Project) (the “Series 2010B Note”) (collectively, the “Notes”); and

**WHEREAS**, the proceeds of the Notes will be loaned to Borrower; and

**WHEREAS**, the General Partner of Borrower is Pomeroy Housing Development, LLC, an Illinois limited liability company (the “General Partner”); and

**WHEREAS**, the sole member of the General Partner is the Authority; and

**WHEREAS**, a determination has been made by the Authority that the Project constitutes “multifamily rental housing” within the meaning of the Act and that the financing thereof will meet the public purposes of the Act; and

**WHEREAS**, pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the financing of a portion of the costs of the Project through the issuance and sale of the Notes pursuant to a Note Issuance Agreement (the “Note Issuance Agreement”) among the Authority, Bank of America, N.A., or an affiliated entity, as the purchaser of the Notes (the “Note Purchaser”) and Bank of America, N.A., or an affiliated entity, as fiscal agent (the “Fiscal Agent”); and

**WHEREAS**, the proceeds of the Notes will be loaned by the Authority to the Borrower pursuant to a Loan Agreement between the Authority and the Borrower (the “Loan Agreement”) and the obligations of the Borrower to pay debt service under the Loan Agreement will be evidenced by a Note with respect to the Series 2010A Note debt service (the “Series 2010A Borrower Note”) from the Borrower to the Authority, and a Note with respect to the Series 2010B Note debt service (the “Series 2010B Borrower Note” and, together with the Series 2010A Borrower Note, the “Borrower Notes”) from the Borrower to the Authority, each of which will be assigned by the Authority to the Fiscal Agent as security for the Notes; and

**WHEREAS**, certain income and other rental restrictions required by Sections 42 and 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”) related to the Project will be specified in one or more Regulatory Agreements, Declarations of Restrictive Covenants and a Land Use Restriction Agreement (each, collectively, the “Regulatory Agreement”) and

**WHEREAS**, certain arbitrage requirements of Section 148 and related provisions of the Code will be specified in one or more Arbitrage and Tax Certificates (the “Arbitrage Certificates”) of the Authority and the Borrower; and

**WHEREAS**, both series of Notes will be sold by private placement to the Note Purchaser pursuant to the Note Issuance Agreement; and

**WHEREAS**, the Borrower’s obligations under the Borrower Notes will be secured by one or more mortgages, security agreements and/or collateral assignments with respect to the Project (the “Collateral Documents”) from the Borrower to the Authority or the Fiscal Agent and, if to the Authority, the rights of the Authority to such instruments and, as applicable, the Borrower Notes may be assigned by the Authority to the Fiscal Agent pursuant to an assignment (an “Assignment”); and

**WHEREAS**, the Authority will lease the site of the Project to the Borrower pursuant to a 99-year ground lease (the “Ground Lease”);

**WHEREAS**, the Authority will sell the building of the Project to the Borrower and will finance the sale of the building through seller financing for the approximate price of \$5,500,000, amount to be determined by an independent third party appraisal.

**WHEREAS**, the Series 2010A Note will be secured by and payable from certain Capital Funds

(“Capital Funds”) received by the Authority and deposited into escrow pursuant to a Pledge Agreement (the “Pledge Agreement”) among the Authority, the Borrower and the Fiscal Agent, as Escrow Agent, and such Capital Funds, upon withdrawal from such escrow, will constitute a loan from the Authority to the Borrower pursuant to a loan agreement (the “Capital Funds Loan Agreement”) with the Borrower; and

**WHEREAS**, the Borrower will be required to operate 104 housing units within the Project for the use and occupancy of public housing eligible individuals plus one manager’s unit and, in connection therewith, the Borrower will enter into a Regulatory and Operating agreement with the Authority, a Declaration of Restrictive Covenants with the Authority and HUD, and a mortgage and other collateral documents and related agreements and instruments (collectively, and together with the Capital Funds Loan Agreement, the “Capital Funds Borrower Agreements”); and

**WHEREAS**, other funding for costs of the Project will be provided pursuant to equity contributions and other sources; and

**WHEREAS**, the proceeds of the Notes and the other funding sources may be disbursed pursuant to a disbursement or construction agreement (the “Disbursement Agreement”); and

**WHEREAS**, all or a portion of the expenditures relating to the Project (the “Expenditures”) (i) have been paid within the sixty days prior to the passage of this Resolution or (ii) will be paid on or after the passage of this Resolution; and

**WHEREAS**, the Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the Borrower for the Expenditures with proceeds of the Notes; and

**WHEREAS**, the City Council of the City of Chicago (the “City”) has approved (or is expected to approve) the transfer to the Authority of a portion of the City’s available unused volume cap for calendar years 2010 and /or subsequent years pursuant to Section 146 of the Code for use by the Authority in connection with the issuance of the Notes, and the City and the Authority may enter into a volume cap transfer agreement (the “Cap Transfer Agreement”) to reflect such transfer; and

**WHEREAS**, the Authority will enter into a Mixed-Finance Amendment to the Annual Contributions Contract with HUD; and

**WHEREAS**, the Note Issuance Agreement, the Loan Agreement, the Notes, the Borrower Notes, the Regulatory Agreement, the Arbitrage Certificates, the Assignment, the Pledge Agreement, the Disbursement Agreement, the Ground Lease, the Collateral Documents, the Cap Transfer Agreement and the Capital Funds Borrower Agreements are referred to collectively herein as the “Authority Agreements.”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT**, Section 1. The Authority is authorized to submit a Mixed Finance Proposal and amended Disposition Application to HUD in connection with the Pomeroy Apartments project, to sell the building of the Project and to finance the sale price through seller financing; and to enter into the Authority Agreements with the other party or parties thereto in substantially the same forms now before the Authority. The forms, terms and provisions of the Authority Agreements be, and they hereby are, in all respects approved. The Chairman, the Chief Executive Officer or his designee, or the Chief Financial Officer of the Authority be, and each of them hereby is, authorized, empowered and directed to execute and deliver, and, where necessary, the Chief Executive Officer or his designee, or the Custodian and Keeper of Records/Secretary, Board of Commissioners be and each of them hereby is, authorized, empowered and directed to attest and to affix

the official seal of the Authority to, the Authority Agreements in the name, for and on behalf of the Authority, and thereupon to cause the Authority Agreements to be executed, acknowledged and delivered to the other party or parties thereto, in substantially the forms now before the Authority or with such changes therein as the individual executing the Authority Agreements on behalf of the Authority shall approve, his or her execution thereof to constitute conclusive evidence of such approval of any and all changes or revisions therein from the forms of Authority Agreements now before the Authority. When the Authority Agreements are executed, attested, sealed and delivered on behalf of the Authority as hereinabove provided, they shall be binding on the Authority. From and after the execution and delivery of the Authority Agreements, the officers, employees and agents of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Authority Agreements as executed. The Authority Agreements shall constitute, and hereby are made, a part of this Resolution, and copies of the executed Authority Agreements shall be placed in the official records of the Authority, and shall be available for public inspection at the office of the Authority.

Section 2. The Notes shall be issued in fully registered form, in an aggregate principal amount not to exceed \$23,000,000, in authorized denominations as provided in the Note Issuance Agreement. The Notes shall bear interest at a variable rate of interest as shall be set forth in the Note Issuance Agreement, as executed, in no event to exceed the maximum rate set forth in the Note Issuance Agreement. The Notes shall mature on such date or dates as shall be set forth in the Note Issuance Agreement, as executed, but in no event later than 4 years following the date of their initial issuance and delivery to the initial purchasers thereof. The Notes shall be subject to redemption prior to maturity as provided in the Note Issuance Agreement, as executed.

Section 3. The Notes and the interest thereon will be special, limited obligations of the Authority, payable solely from the payments to be made by the Borrower under the Loan Agreement and from the other sources specified or referred to in the Note Issuance Agreement, which shall be specifically assigned and pledged to such purposes in the manner and to the extent provided therein. The Notes and all other obligations of the Authority in connection therewith shall not be a debt of the City or any other city, village, incorporated town or county, the State of Illinois or any political subdivision thereof and neither the City, nor any other city, village, incorporated town or county, nor the State of Illinois or any political subdivision thereof shall be liable thereon, nor in any event shall the Notes or such obligations be payable out of any funds or properties other than those pledged under the Note Issuance Agreement or those other agreements specifically securing the Notes. The Notes shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 4. The forms of the Notes set forth in the Note Issuance Agreement, subject to appropriate insertions and revisions in order to comply with the provisions of the Note Issuance Agreement (as executed) be, and the same hereby are approved. The Notes shall be executed in the name, for and on behalf of the Authority with the manual or facsimile signature of its Chairman or Chief Executive Officer or his designee (or such other officer authorized by law to execute the Notes on behalf of the Authority) and attested with the manual or facsimile signature of its Secretary or Assistant Secretary (or such other officer authorized by law to execute the Notes on behalf of the Authority) and the seal of the Authority shall be impressed or imprinted thereon. The officers of the Authority shall cause the Notes, as so executed and attested, to be delivered to the Fiscal Agent for authentication. When the Notes shall be executed on behalf of the Authority in the manner contemplated by the Note Issuance Agreement and this Resolution, they shall represent the approved forms of Notes of the Authority.

Section 5. The sale of the Notes to the Note Purchaser at a purchase price of

not less than 98% of the aggregate principal amount thereof plus accrued interest, if any, to the date of delivery, is hereby approved.

Section 6. The Chairman, Chief Executive Officer or his designee, Chief Financial Officer, and the Custodian and Keeper of Records/Secretary, Board of Commissioners be, and each of them hereby is, authorized to execute and deliver such documents, certificates, and undertakings of the Authority (including, without limitation, environmental remediation agreements, investment agreements, book-entry registration agreements, intercreditor agreements and other agreements pertaining to the security of the Notes) and to take such other actions as may be required or desirable in connection with the execution, delivery and performance of the Authority Agreements, the financing of costs of the Project, the Capital Funds and the issuance, sale and delivery of the Notes. In addition, subsequent to the issuance of the Notes, any of the foregoing officers of the Authority are hereby authorized to enter into amendments to the Authority Agreements or other agreements or instruments entered into by the Authority in connection with the Notes (without the necessity of obtaining approval by the Board of Commissioners of the Authority to such action) which are not inconsistent with the parameters set forth in this Resolution and which, in the judgment of the officers executing the same, are not materially adverse to the interests of the Authority.

Section 7. All acts of the officers, employees and agents of the Authority that are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects, approved and confirmed.

Section 8. The publication on behalf of the Authority of the notice of public hearing pursuant to Section 147(f) of the Code and the conduct of such public hearing by and on behalf of the Authority with respect to the issuance of the Notes is hereby ratified, authorized and approved.

Section 9. The Authority hereby allocates to the Notes the “volume cap” reallocated or to be reallocated by the City to the Authority in an amount equal to the aggregate principal amount of the Notes actually to be issued.

Section 10. The Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the Expenditures with proceeds of the Notes.

Section 11. The Notes, or any one or more series thereof, may be, but are not required to be, initially issued in book-entry form and registered in the name of The Depository Trust Company, New York, New York (“DTC”), or its nominee, as securities depository.

Section 12. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provision hereof shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

Section 13. All resolutions and orders, or parts thereof, in conflict herewith are hereby superseded to the extent of such conflict.

Section 14. This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

**(Item B7)**

In February 2010, a Request for Proposal (RFP) was advertised in area newspapers and on CHA’s Website for the renovation of the Pomeroy Apartments. Of the nine proposals received, evaluated and scored, six firms were placed in the competitive range. In selecting a general contractor, the evaluators considered each respondent’s work plan, past performance related to

rehabilitating low income housing tax credit - multi-housing developments, experience with LEED certification, quality control and assurance plans, construction schedule, contract administration capability and relationship with subcontractors and material suppliers. Because this project is funded in part through the American Recovery and Reinvestment Act of 2009 (ARRA), the evaluators also considered each respondent's demonstrated knowledge of the reporting requirements of ARRA. The McHugh Construction Co. scored highest for its overall approach to the project, having a strong balance of experience performing as a general contractor on residential development projects that have attained LEED certification as well as development projects utilizing mixed-financing and ARRA funding. Accordingly, the resolution for Item B7 approves award of contract to McHugh Construction Co., not-to-exceed \$17,750,000.00 for general contractor's services at Pomeroy. Following complete interior demolition, the renovation work required in this nine (9) story building includes replacement of mechanical infrastructure, newly configured floor plans and common areas, exterior work that includes window and door replacement and selective masonry repair. The work also includes all upgrades needed to meet local codes, ADA accessibility compliance, as well as energy efficient components intended to achieve LEED Certification, and provide eligible basis for energy tax credits.

**RESOLUTION NO. 2010-CHA-67**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE MCHUGH CONSTRUCTION CO. FOR GENERAL CONTRACTOR SERVICES AT POMEROY APARTMENTS (IL2-039) AND TO ASSIGN THE CONTRACT TO POMEROY SENIOR HOUSING LIMITED PARTNERSHIP";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a firm fixed-price contract with the McHugh Construction Co. in the amount of \$17,750,000 for General Contractor services at Pomeroy Apartments (IL2-039), a Senior Housing building located at 5650 North Kenmore Avenue, for a 12 month construction period from the date set forth in the Notice to Proceed, and to assign the contract to Pomeroy Senior Housing Limited Partnership.

**(Item B8)**

The resolution for Item No. B8 approves the FY2010 Senior Designated Housing Plan (SDHP). Changes to the FY2010 SDHP will ensure that CHA has the flexibility to lower the minimum age of the head of household from age 62 years to age 55 years for admission into high vacancy senior designated properties. The benchmark for determining whether CHA will lower the age at a senior designated property is that the property must have an occupancy rate lower than 90% for, at least, six months. Furthermore, upon implementation of the FY2010 Senior Designated Housing Plan, applicants who are 55 years old and older who require units with accessible features will be added to each senior site-based wait list. These individuals will be given a preference on the site-based wait list for those available accessible units. The proposed changes to the FY2010 SDHP were presented to the CAC Executive Board and the council at large, and their legal representatives. Notice to residents and the public about the public comment period and public comment hearing appeared in area newspapers. The public comment period for the draft FY2010 SDHP was held April 7, 2010 through May 6, 2010. A public comment hearing was held on April 21, 2010, at the Charles Hayes Family Investment Center. In finalizing the FY2010 Senior Designated Housing Plan, CHA gave consideration to comments received during the public comment period and public comment hearing.

**RESOLUTION NO. 2010-CHA-68**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "Recommendation to Approve the FY2010 Senior Designated Housing Plan".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners hereby approves the FY2010 Senior Designated Housing Plan, and authorizes the Chief Executive Officer or his designee to approve any final changes to the FY2010 Senior Designated Housing Plan.

**THAT,** this approval of the FY2010 Senior Designated Housing Plan supersedes any and all conflicting language found in prior CHA policies and procedures and replaces any and all previously board approved Senior Designated Housing Plans.

**THAT,** the Chief Executive Officer is hereby authorized to approve final changes in this policy and lease agreement. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items B1 thru B8 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Martin Nesbitt Deverra Beverly Dr. Mildred Harris Michael Ivers Carlos Ponce Bridget Reidy
-------	---

Nays:	None
-------	------

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

In the absence of Committee Chair Young, Commissioner Harris presented the Tenant Services Committee Report. Per Commissioner Harris, Tenant Services Committee held its regular meeting on Wednesday, May 12, 2010 at 2:35 p.m. at the 60 East Van Buren Corporate offices. The Committee was presented with an update on 2010 summer youth Initiatives.

Commissioner Harris then presented an Omnibus Motion for adoption of Resolutions for Items C1 and C2 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

The resolution for Item C1 approves contract extension with Near West Side (NWS) Community Development Corporation for Employment, Clinical and Supportive Case Management Services for the Horner and West Haven Park Community. In spring 2008, CHA and the Horner Resident's Committee (HRC) created a pilot engagement program for approximately 747 households at Henry Horner Homes and West Haven Park (Engagement Program). The Engagement Program requires eligible individuals to participate in activities such as employment, education, job training, or volunteerism for a minimum of 20 hours per week. In September 2009, the Horner Engagement Program was modified to be more closely aligned with the CHA Work Requirement as outlined in the Admissions and Continued Occupancy Policy, and the Engagement Program term was revised and extended from September 1, 2009 through August 31, 2011. NWS has satisfactorily performed the required services under this agreement during the term of the Agreement, and CHA seeks to extend the Agreement with NWS for 18-months to avoid disruption of the Horner Engagement Program and to maintain a continuity of the social services that have been provided by NWS to residents of Horner and West Haven for the remainder of the term of the Engagement Program.

**RESOLUTION NO. 2010-CHA-69**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated May 12, 2010, entitled "AUTHORIZATION TO EXTEND THE CONTRACT WITH NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION FOR EMPLOYMENT, CLINICAL, AND SUPPORTIVE CASE MANAGEMENT SERVICES FOR THE HORNER AND WEST HAVEN PARK COMMUNITY"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend the Contract with Near West Side Community Development Corporation for the period of July 1, 2010 through December 31, 2011 (18

months), in an amount not-to-exceed \$2,450,000, to continue providing employment, clinical, and supportive case management services for the Horner and West Haven Park Community.

**(Item C2)**

The resolution for Item C2 approves contract with After School Matters (ASM) to provide Summer Pre-Apprenticeship and Apprenticeship Youth Employment Programs for CHA youth. Prior to 2003, the City of Chicago's Mayor's Office of Workforce Development administered the program, however, since 2003, the City has utilized ASM to administer the pre-apprenticeship program city-wide. ASM's key partners are the Chicago Public Schools, Chicago Park District, the Chicago Department of Family and Support Services, Chicago Public Library and the Chicago Department of Cultural Affairs. In addition to these partners, ASM coordinates programming in approximately 100 community based organizations (CBOs) located in neighborhoods throughout the City where there are high concentration of underserved teens. In the summer of 2010, ASM will ensure a minimum of 325 slots for CHA youth ages 14 and 15 in the pre-apprenticeship and apprenticeship summer youth employment programs. An additional 30 slots will be available for CHA youth to participate in a mural project that will be housed in CHA's Executive Offices. The six-week pre-apprenticeship and apprenticeship programs are held five (5) days per week, four (4) hours per day.

**RESOLUTION NO. 2010-CHA-70**

**WHEREAS**, The Board of Commissioners has reviewed the Board Letter dated May 12, 2010, entitled "RECOMMENDATION TO ENTER INTO A CONTRACT WITH AFTER SCHOOL MATTERS TO PROVIDE SUMMER PRE-APPRENTICESHIP AND APPRENTICESHIP YOUTH EMPLOYMENT PROGRAMS FOR YOUTH;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with After School Matters to provide summer pre-apprenticeship and apprenticeship employment programs for 355 CHA youth for the period of June 1, 2010 through May 31, 2011 for a total amount not-to-exceed \$310,000.

The Omnibus Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Beverly and the voting was as follows:

Ayes:	Martin Nesbitt Deverra Beverly Dr. Mildred Harris Michael Ivers Carlos Ponce Bridget Reidy
-------	---

Nays:	None
-------	------

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolution adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned at approximately 10:03 a.m.

---

Martin Nesbitt  
Chairmen

---

Lee Gill, Custodian and  
Keeper of Records